

FORM J - SPECIAL PERMIT FOR LAND DISTURBANCE APPLICATION

Framingham Planning Board
Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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TOWN CLERK
FRAMINGHAM

Town Clerk Stamp

Office Use Only	Project Number:	Public Hearing Date:	Filing Fee:
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Property Information

Address of Property: 145 Meadow Street

Applicability (Please check all that apply)

Section V. F.c.(1).(a)-(d) applies to any proposed Land Disturbance activity on all existing Lots and/or new Lots created as follows:

<input checked="" type="checkbox"/>	(a) Any soil disturbance greater than 4,000 square feet on an existing or proposed slope of more than fifteen (15%) percent;
<input checked="" type="checkbox"/>	(b) Any Earth Removal or Earth Fill of more than 400 cubic yards;
<input checked="" type="checkbox"/>	(c) Any Earth Moving activity of more than 1,000 cubic yards; and/or
<input type="checkbox"/>	(d) Any clearing of more than fifty (50%) percent of the Lot's area or more than 40,000 square feet, whichever square footage is less, but not including Lots with an area of 10,000 square feet or less.

Project Information

Total Area of the Parcel(s) (acre/square feet)	3.01± acres	/ 131,090± s.f.
Total Area of the Parcel(s) that is wetlands/vernal pools/waterway (acre/square feet)	0.0 acres	/ 0.0 s.f.
Total Area to be Disturbed (acre/square feet)	2.82± acres	/ 123,015± s.f.
Total Area Upland (acre/square feet)	3.01± acres	/ 131,090± s.f.
Total Amount of Fill Required for the Project (cubic yards)	n.a.	
Percent of the Land to be Disturbed (percentage)	93.7	%
Percent of Land under the Jurisdiction of the Conservation Commission (percentage)	0.0	%
Total Area within the 30' No Build Zone as defined by the Conservation Commission (acre/square feet)	0.0 acres	/ 0 s.f.
Total Area within the 100' No Disturb Zone as defined by the State of Massachusetts (acre/square feet)	0.0 acres	/ 0 s.f.
Total Area within the 125' No Disturb Zone as defined by the Framingham Conservation Commission (acre/square feet)	0.0 acres	/ 0 s.f.
Type of Fill to be used	Removal of Fill	

Residential Projects

	Existing	Allowed	Proposed
Number of Residential Dwellings			
Number of Proposed Driveways			

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Project Details (Please provide the following information, for additional room please attach additional pages)

Site Management and Control
<p>(a) Building envelopes for structures, driveways, wastewater disposal, lawn areas and utility work are designed and delineated in a manner to limit land disturbance to the greatest extent possible</p> <p>The project involves the removal of the existing soil berm and piles associated with the asphalt recycling operation. No new structures and utilities will be constructed in conjunction with the removal of the berm.</p>
<p>(b) Briefly outline the construction plan (locations for temporary uses such as the parking of construction vehicles, trailers, and stockpiling of equipment and materials) and methods for properly disposing of all waste products, grubbed stumps, slash, construction materials, etc. and dust control measures.</p> <p>There will be no additional construction vehicles parked at the site as the berm and piles are being removed from the site. Construction equipment will be operated and stored on site. Any waste generated by the project will be properly disposed of off site. Soils will be watered down as needed during earth moving operations to provide dust control.</p>
<p>(c) Briefly describe all temporary Erosion and Sedimentation Control Measures to be employed during construction.</p> <p>A filter mitt erosion control barrier will be placed around the boundary lines of the property to prevent sediment from traveling on to abutting properties. Stone wash pads will be in place to clean trucks before they leave the site.</p>
<p>(d) Briefly describe all permanent Erosion and Sedimentation Control Measures to be installed post construction and permanently maintained.</p> <p>The site will be stabilized with hydroseed after earth removal is complete. Grading across the site will be relatively flat and will minimize the flow of runoff on to abutting properties in comparison to the existing condition. Underlying soils are extremely permeable thereby recharging most of the precipitation falling on the site and minimizing erosion and sedimentation on to abutting properties.</p>
<p>(e) Timeline for Project.</p> <p>Removal of the berm and piles will begin in the summer of 2016 and be complete by the end of 2016.</p>
Control of Stormwater Runoff
<p>(f) Briefly describe how the Project will not increase the rate, concentration, or velocity of runoff from the site and how the project will minimize the volume of runoff from the site onto abutting properties.</p> <p>Removal of the berm and piles of materials will reduce the slopes of the existing grades over the site thereby reducing the velocity of stormwater runoff and enhancing recharge on site.</p>

<p>(g) Briefly describe how the Project will not adversely impact the abutting properties by changing the volume of Stormwater Runoff which would result from the land disturbance activities including but not limited to Erosion, silting, flooding, Sedimentation, subsidence or impacts of runoff from the site onto abutting properties.</p> <p>The site is located within an area with highly permeable soils which infiltrate the majority of stormwater . Removal of the berm and piles will enhance the ability of the site to recharge stormwater thereby minimizing rates and volumes of stormwater runoff. Removal of of the berm and piles will not create and additional impervious area.</p>
<p>(h) Briefly describe how the Project will no adversely impact the groundwater resources in terms of quantity or quality.</p> <p>The site is located within an area with highly permeable soils. Removal of the berm and piles will not have any adverse impact on the rates or volumes of runoff being recharged. The quality of runoff being recharged will not be adversely altered as a result of earth movement activities.</p>
<p align="center">Protection of Natural Features and Vegetation</p>
<p>(i) If applicable, please list and endangered species or wildlife habitats and corridors, natural landscape features, and scenic vistas and views on the Property. If applicable, please describe how the project will site buildings, structures or parking facilities to ensure they do not detract from the Site's scenic qualities.</p> <p>The site is presently houses an existing building and a contractors yard and has been heavily altered. There are no significant natural features, wildlife habitats, endangered species or scenic vistas on the property.</p>
<p>(j) Please briefly describe the characteristics of the site or provide photos that are representative of the Site. If applicable, please provide a list of all trees greater than 6" in diameter – stating the species and site and denote these trees on the Site Plan.</p> <p>The site is presently being used as the shop and storage yard for Ellingwood Construction. There is a large noise reduction berm on the southerly end of the site and soil piles on the northerly portion of the site. Existing trees are shown on the site plan.</p>
<p align="center">Protection of Historic Resources</p>
<p>(k) Please provide a list of all historically significant resources on-site.</p> <p>There are no historically significant resources on the project site.</p>
<p>(l) Briefly describe all reasonable measures that shall be employed to protect historic resources including but not limited to historic landscape features both above and below ground, buildings, structures, objects, stone walls, foundations, and designed landscapes and gardens.</p> <p>There are no historically significant resources on the project site.</p>

Special Permit for Land Disturbance Application Checklist for Plan Content

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (***Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.*)

- ☒ Any person who desires a Land Disturbance Special Permit shall submit a plan prepared and stamped by a Professional Engineer and a Professional Land Surveyor each registered in the Commonwealth of Massachusetts, at a scale of one inch equals twenty feet (1"=20') showing.
- ☒ North arrow, scale, and date.
- ☒ Locus map showing the parcel in relation to the surrounding properties.
- ☒ Name of record owner(s) of land shown on the plan.
- ☒ Boundaries and existing and proposed topography of the property, including contours at a 2- foot interval, using (National Geodetic Vertical Datum 1929) NGVD29 as it may be updated from time to time and specifying NGVD29 on all elevation drawings, specifically indicating the areas on which the activity is proposed to occur, and clearly noting if the activity is on an area greater than 4,000 square feet or on Slopes 15% or greater.
- ☒ The size and location of all existing and proposed buildings, structures, utilities, roads, driveways, parking areas, and areas of cut and fill on the site and the location of all structures on abutting properties within 100 feet of the property lines of the parcel.
- ☒ Property lines, easements and/or other legal rights within the property lines.
- ☒ All wetlands and wetland resource areas as defined in M.G.L. Ch. 131, §40, and the Framingham Wetlands Protection Bylaw, Article V, §18 of the General By-laws, drainage patterns, and watershed boundaries. Also include a delineation of the 100-year floodplain and all bodies of water, including vernal pools, streams, ponds, and coastal waters within 125-feet of the project site/limit of work and the delineation of a 30-foot no-cut/no alteration zone.
- ☐ Submission of a scaled landscape plan that delineates on a single sheet the existing vegetation both on the Lot and in the right-of-way, the vegetation to be removed or relocated, the re-vegetation and the limit of work. The limit of work shall include all building, parking, and vehicular use areas, and any grading associated with the proposed development. Include a planting plan to ensure permanent re-vegetation of the site except for Disturbed Areas that will be covered by gravel, hardscape or a building or structure. If applicable, include:
- ☐ Upland vegetation communities, including trees, shrub layer, ground cover and herbaceous vegetation.
- ☒ Size and height of trees, of Specimen Trees and/or significant forest communities.
- ☒ Location of any rare and endangered species as mapped by the Massachusetts Natural Heritage Program.
- ☒ The location of any proposed stockpile locations.
- ☒ Detailed drawings and design calculations of all temporary and permanent stormwater management and Erosion and Sediment control structures and devices.
- ☐ A narrative documenting the species and quantities of Specimen Trees and/or other vegetation to be removed or relocated within the project area.
- ☐ If applicable, include a statement prepared by a certified arborist for the proposed relocation of any existing Specimen Tree explaining how said tree is to be relocated and maintained.
- ☐ Photographs of the site prior to disturbance shall accompany the application.

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